



Thomas E. Dugan, Chair

CALVERT COUNTY HISTORIC DISTRICT COMMISSION

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Board of Commissioners

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Calvert County Historic District Commission

Summary of Actions

June 12, 2019

MEMBERS PRESENT: Thomas Dugan, Chairperson
Scott Montgomery, Secretary
Timothy Davis
Robert Evans
Cynthia Fehr
Michael Kent

MEMBERS ABSENT: William Bass, Vice Chair

STAFF PRESENT: Kirsti Uunila
Felicia Harrod

GUESTS: Nicole McKenzie

1. **Meeting Called To Order:** Mr. Dugan called the regular HDC meeting to order at 4:30 p.m. in the Planning & Zoning Conference Room, Suite 300 in the Calvert County Services Plaza, Prince Frederick, Maryland under the authority of Chapter 57 of the Calvert County Code and the Land Use Article of the Maryland State Code. He indicated that all members are qualified and resumes are on file with the county. He announced his name and position on the board. The attending HDC members and staff announced their names and positions.
2. **Review and Action on the May 8, 2019 Meeting Minutes:**
 - A. **May 8, 2019 Minutes:** The HDC reviewed the Minutes of the May 8, 2019 Meeting. Mr. Montgomery **MOVED** that the HDC **APPROVE** the May 8, 2019 Minutes as written. Mr. Davis **SECONDED** the MOTION. The MOTION passed unanimously.
3. **HAWP & Historic District Review Updates:**
 - A. **Kin Deesa (a.k.a. Peter Cabin) – HAWP 2019-08 Permit Application – (CT-1365/HD 04-01) – Susan Cole:** Susan Cole, property owner, has applied to the Historic District Commission for a Historic Area Work Permit Application to replace the roof at the Kin Deesa Historic District.

June 12, 2019 – First Presentation to the HDC:

HAWP 2019-08: Susan Cole, property owner, has applied to the Historic District Commission for a Historic Area Work Permit Application to replace the entire roof at the Kin Deesa (a.k.a. Peter Cabin) Historic District.

The subject property is located at 3010 Amaranth Road in Port Republic, Maryland, is identified as Section 5, Lot 644 and Part of 642 on Tax Map 28A, is zoned Single-Family Residential, and consists of 10,840 square feet., and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 2004 under case number HD 2004-01.

Mr. Davis **MOVED** that the Historic District Commission **APPROVE** the Kin Deesa (a.k.a. Peter Cabin) Historic District, Historic Area Work Permit Application 2019-08 (CT-1365/HD 14-01), submitted by Susan Cole for roof replacement.

The Historic District Commission recommends approval based on the criteria in pursuant to Chapter 57-14.C of the Historic District Calvert County Code, *Secretary of the Interior's Standards for Rehabilitation Standard #9 and #10*, and in the Calvert County, Maryland Historic District Design Guidelines, for Accessory Buildings, specifically:

- **57-14.C.:** The general compatibility of exterior design, arrangement, texture and materials proposed to be used.
- **Standard #9:** New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- **Standard #10:** New additions or related new construction shall be undertaken in the future, the essential form and integrity of the historic property and its environment would be unimpaired
- **Roofs:**
 - Original roof shape, details, ornamentation and other character-defining elements should be maintained.
 - Maintain and repair original materials on sloped roofs of historic buildings. If the severity of deterioration requires that the material be replaced, the replacement material should match the existing in size, orientation, color, reflectivity and other defining characteristics of the original. On roofs not visible from a public right-of-way, if using the same materials is not possible for technical or economic reasons, then a replacement material that resembles the existing in size, orientation, color, reflectivity and other defining characteristics may be used.

Mr. Dugan **SECONDED** the Motion. The motion passed unanimously.

- B. Kin Deesa (a.k.a. Peter Cabin) – TC 2019-05 Preliminary Tax Credit Application – (CT-1365/HD 04-01) – Susan Cole:** The applicant, **Susan Cole**, submitted to the Historic District Commission a Preliminary Tax Credit Application for roof replacement to the Kin Deesa Historic District as discussed in Item #3.A. above.

June 12, 2019 – Second Presentation to the HDC:

Preliminary TC 2019-05: Susan Cole has applied to the Historic District Commission for a Historic Preservation Preliminary Tax Credit Application for HDC review to repair and replace the entire roof at the Kin Deesa Historic District.

The subject property is located at 3010 Amaranth Road in Port Republic, Maryland, is identified as Section 5, Lot 644 and Part of 642 on Tax Map 28A, is zoned Single-Family Residential, and consists of 10,840 square feet., and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 2004 under case number HD 2004-01.

Mr. Davis **MOVED** that the Historic District Commission **APPROVE** the Preliminary Historic Preservation Tax Credit Application TC 2019-02 submitted by Susan Cole for repairs of the roof at the Kin Deesa (a.k.a. Peter Cabin) Historic District (CT-1365/HD 04-01). The HDC's justification for the Approval of the Preliminary Tax Credit Application is based on the criteria of the Calvert County Code for Historic Preservation Tax Credits. The following items shall be eligible for the tax credit pursuant to Article I of Chapter 136 Taxation, specifically:

- **136-3.A.1. – Restoration items subject to approval; acceptable expenditures**

- (1) Any external work, such as windows and doors, performed to restore the structure to its historic appearance.
- (2) Repair and replacement to structural members (external and internal)

Mr. Evans **SECONDED** the Motion. The Motion passed by a unanimous vote.

C. Hinman House – HAWP 2019-09 Permit Application – (CT-291/HD 79-01) – Joshua & Nicole McKenzie: Joshua & Nicole McKenzie, property owners, have applied to the Historic District Commission for a Historic Area Work Permit Application for window replacement at the Hinman House Historic District.

June 12, 2019 – First Presentation to the HDC:

HAWP 2019-09: Joshua & Nicole McKenzie, property owners, have applied to the Historic District Commission for a Historic Area Work Permit for HDC review to replace the windows at the Hinman House Historic District.

The subject property is located at 7525 Lower Marlboro Road, in Owings, Maryland, is shown on the Tax Assessor's Map 14 as Parcel 73, and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1979 under case number HD 79-01.

Mr. Davis **MOVED** that the Historic District Commission makes the following findings of facts and conclusions based upon the testimony and evidence presented in the staff report and letter of the applicants, Joshua and Nicole McKenzie dated May 31, 2019. That the applicant for Historic Area Work Permit Application 2019-09 demonstrated, the proposed alteration of the Historic District for Installation of 17 Historic District Commission windows for Hinman House Historic District (CT-291/HD 79-01) submitted by Joshua and Nichole McKenzie for window replacement be approved for the following reasons:

The Historic District Commission recommends approval based on the criteria of the Historic District, *Secretary of the Interior's Standards for Rehabilitation Standard #4*, which reads:

"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

- Windows with 6/6 grille have been on the house for decades.

Further, the HDC recommends approval based on the Calvert County, Maryland Historic District Design Guidelines, for Rehabilitation of Existing Buildings, Windows (p. 26) specifically:

- If repair is not possible due to advanced deterioration, replacement windows on primary façades should duplicate the original in design, material, sash, and light-configuration as closely as possible. Replacement windows on secondary façades should be compatible with the overall character of the façade in which they are located.
- Appropriately designed and detail metal or vinyl replacement windows may be used on secondary façades.

Mr. Dugan **SECONDED** the Motion.

Mr. Dugan **AMENDED** the Motion by further adding the condition:

- The two westernmost windows on the north side of the house will be made of wood and match the windows on the primary façade for total of five (5) wood windows

Mr. Davis **SECONDED** the Amendment. The Amendment passed by a 5-1 vote.

The Motion passed by a 5-1 vote.

- D. Hinman House – TC 2019-06 Preliminary Tax Credit Application – (CT-291/HD 79-01) – Joshua & Nicole McKenzie:** Joshua & Nicole McKenzie, property owners, submitted to the Historic District Commission a Preliminary Tax Credit Application to replace windows at the Hinman House Historic District as discussed in Item #3.C. above.

June 12, 2019 – Second Presentation to the HDC:

Preliminary TC 2019-06: Joshua & Nicole McKenzie, property owners, have applied to the Historic District Commission for a Historic Preservation Preliminary Tax Credit Application for HDC review to replace the windows at the Hinman House Historic District.

The subject property is located at 7525 Lower Marlboro Road, in Owings, Maryland, is shown on the Tax Assessor's Map 14 as Parcel 73, and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1979 under case number HD 79-01.

Mr. Davis **MOVED** that the Historic District Commission **APPROVE** the Preliminary Historic Preservation Tax Credit Application TC 2019-06 submitted by Joshua & Nicole McKenzie for the Hinman House Historic District (CT-291/HD 79-01). The HDC's justification for the approval of the Preliminary Tax Credit Application is based the on the criteria pursuant to Article I of Chapter 136 Taxation, specifically:

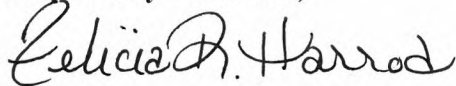
- **136-3.A.1. – Restoration items subject to approval; acceptable expenditures**
 - (1) Any external work, such as windows and doors, performed to restore the structure to its historic appearance.

Ms. Fehr **SECONDED** the Motion. The Motion passed by a 6-0 vote

- Review of Proposed Development Projects: None to Report**
- Training Minute:** Ms. Uunila announced the upcoming Old Line State Summit 2019 training is scheduled to be held on Wednesday, July 24, 2019 in Frederick, MD.
- Old Business – Items for Action/Discussion:**
 - Condition of Structures within Calvert County Historic Districts: None to Report**
 - Cemetery Protection Ordinance:** Ms. Uunila announced her attendance of the Historic Cemetery Symposium in Anne Arundel County, Maryland on June 8, 2019. She also shared with the HDC Members a copy of the Resource Guide to Historic Cemeteries of Anne Arundel County. She announced that Anne Arundel County is in the process of developing a Standardized Cemetery Recordation form.
 - Historic Rural Roads:** Ms. Uunila requested to have the historic roads layer added to the county maps.
 - CLG FY 2018 Grant:** Staff expects to receive the finals of the Deliverables for the CLG FY 2018 Grant project draft report of the 27 undocumented sites within a couple of weeks. Ms. Uunila will complete 27 additional updates and the final report before submitting.

- E. **CLG FY 2019 Grant Application:** Staff received notice from the Maryland Historical Trust that the county did not receive the CLG FY 2019 Grant Award. However, Staff is waiting on the notice of the Heritage Areas grant, for the same project.
- F. **CLG Underrepresented Community Grant:** Staff is currently waiting on a final acceptance of a draft nomination form. NPS staff extended the grant until September of 2019 to ensure that all phases of the project would be complete.
- G. **BOCC and HDC Report:**
 - The BOCC designated the Little Place as a new Historic District at the Joint Public Hearing on June 4, 2019. The property owner was also presented with a Historic District Plaque.
 - The Historic Preservation 2019 Award Presentation went well. Ms. Leila Boyer accepted the Education Award on the behalf the Calvert County Historical Society. Dean Teague, CEO, and Theresa Johnson, Associate VP, accepted the Project Award on behalf of CalvertHealth.
- 7. **New Business – Items for Action/Discussion:**
 - A. **Calvert County Maryland Historic District Design Guidelines:** HDC Members will review and revise the Historic District Design Guidelines. The guidelines will include updated photographic examples of work and sustainability.
- 8. **Updates on On-Going Projects: None to Report**
- 9. **Staff Report:** Ms. Uunila presented a verbal report of her activities to Members.
- 10. **Reports:**
 - A. **Chairman's Report:** Mr. Dugan announced he attended the MAHDC Annual Symposium in Frederick on May 18.
 - B. **Secretary's Report: None to Report**
- 11. **Members' Matters: None to Report**
 - Mr. Evans:** – Updated Members on the status of the Locust Inn property, which was once designated as a Historic District, and is still vacant land.
- 12. **Public Comment: None to Report**
- 13. **Adjourn:** Mr. Montgomery **MOVED** to adjourn the meeting at 6:22 pm. Ms. Fehr **SECONDED** the **MOTION**. The HDC **VOTED** to adjourn the meeting by a unanimous vote.

Respectfully Submitted,



Felicia R. Harrod
HDC Administrative Aide